

**North Andover Conservation Commission Meeting Minutes
February 10, 2016**

Members Present: Louis A. Napoli, Chairman, Albert P. Manzi, Vice Chairman, John T. Mabon, Sean F. McDonough, (arrived at 7:40 p. m.), Douglas W. Saal.

Members Absent: Joseph W. Lynch, Jr., Deborah A. Feltovic.

Staff Members Present: Jennifer A. Hughes, Conservation Administrator, Donna M. Wedge Conservation Secretary.

Pledge of Allegiance

Meeting came to Order at: 7:10 PM Quorum Present.

Approval of Minutes of 1/27/16

- A motion to accept the meeting minutes of 1/27/16 as drafted and reviewed is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

Public Hearings: 7:12 PM

Request for Determination of Applicability

24 Carlton Lane (Tower)

- The applicants Sarah & George Tower of 24 Carlton Lane are present.
- The Administrator presents the proposal to remove 11 mature trees within the 100' buffer zone to BVW. Photos are shown of the site and several of the trees to be removed. The Administrator recommends planting 10 highbush blueberry shrubs in the 25' NDZ once the trees are removed. All trees are outside the NDZ.
- Mr. Mabon states that he is familiar with the site.
- Mr. Manzi asks how the trees will be removed.
- Mr. Tower states the trees would be removed by crane.
- Mr. Saal asks about the stumps.
- The administrator recommends they be cut flush or ground.
- A motion to issue a negative determination #3 with conditions for pre and post construction inspections with planting required is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

Documents:

- *Application Checklist-Request for Determination of Applicability*
- *WPA Form 1-Request for Determination of Applicability*
- *Project Description*
- *Signatures and Submittal Requirements*
- *Written Narrative dated January 29, 2016*
- *Photos prepared by Mr. Tower dated January 29, 2016*

- *Certified Abutters list prepared by the North Andover Assessors Department dated January 28, 2016*
- *Notification to Abutters Form prepared by the North Andover Conservation Department*
- *NHESP Map January 28, 2016*
- *USGS Topographic Map dated January 28, 2016*
- *Photos prepared by the North Andover Conservation Department dated January 28, 2016*

Notice of Intent (NOI)

242-1671, 2302 Turnpike Street (Earthworks, Inc.) (Williams & Sparages) (cont. from 1/27/16) (Request to cont. to 2/24/16)

- A motion to grant the request for a continuance to the February 24, 2016 meeting is made by Mr. Mabon, seconded by Mr. Saal.
 - Vote unanimous.
- Documents:**
- *E/Mail prepared by Williams & Sparages request for a continuance to the February 24, 2016 meeting dated February 3, 2016.*

242-1672, 492 Sutton Street (Lawrence Municipal Airport) (Stantec Consulting Services, Inc.) (cont. from 1/27/16)

- Randy Christensen and David Rich of Stantec Consulting Services, Inc. and Scott Morrison of EcoTec, Inc. are present.
- Mr. Napoli recuses himself (abutter).
- Mr. Christensen reviews the hearing process to date as well as meetings with the peer review consultants. He reviews areas of change required by the peer review. He reviews the new schedule provided for winter shutdown during the first year of construction. He reviews the proposal for the bypass culvert and for minimizing the amount of exposed soil during shutdown. Temporary seeding and spray mulch will be employed. Stormwater review was completed and the applicant made the requested changes. These need to be confirmed by the reviewer.
- Mr. Morrison presents the highlights of the peer review he and Ecotec conducted. He states that the stream reconstruction is the preferred alternative over the box culvert. He agrees this will better preserve the wildlife habitat and meets the standards of the North Andover Wetlands Protection Bylaw. He concurs that the proposal will increase the natural capacity of the resource area through removal of pavement and invasive species mitigation. The proposal will also eliminate the undercuts and erosion in portions of the stream. WPA standards in relation to bank and habitat have also been met. Mr. Morrison states Ecotec had the applicant add stones and other habitat features to the plan. Additional planting detail has also been provided.
- Mr. Manzi thanks the reviewer and asks if there are any issues that have not been agreed upon.
- Mr. Morrison states there are not.
- Mr. Rich presents changes made to the stormwater management plan.
- Mr. Mabon asks about the steam bank constructed on fill with several sharp bends. He asks about the potential for break out and erosion.

- Mr. Christensen speaks to the gravel specifications provided. There are also compaction specifications and compaction reports are required. There will be erosion control and the area will stabilize for 2 growing seasons before water is introduced. Mr. Christiansen states the bypass culvert will not be filled but a plug installed in case it is needed for repair of the new channel.
- Mr. Saal agrees the bypass culvert should remain permanently.
- Mr. Morrison states that compaction of the berm was a big concern. The height of the berm was also lowered.
- Mr. Christensen reviews other changes made to grades in the channel.
- Mr. Mabon agrees having a Plan B is important in case breakout occurs.
- Mr. Christensen points out that rock veins were added to the channel to reduce high velocity flows.
- Mr. Morrison reviews the Phase 1 grading. As much existing lawn area will be left. The plateau area will be graded slightly to drain the existing runway area into an existing catch basin. This will prevent this runoff from reaching the work area.
- Mr. Manzi states that it is better not to expose the fill soils.
- The Administrator reminds the applicant that there is a rock in the catch basin below the plateau.
- There is no abutter input.
- The Administrator reviews the DEP comment regarding the restriction at the replication area.
- Mr. Christensen reviews changes to this area including widening the connection 2.5 times the existing proposal. There will be more fill removal and the slopes will be reduced to 3:1. Additional plantings have been added.
- Mr. Manzi asks if this area is part of the VMP.
- Mr. Christensen states it is not. He also states there is an aggressive invasives management plan.
- Mr. McDonough asks about the fencing proposed at the replication area.
- The Administrator states that she would like to see special condition recommendations from the peer reviewer. She will be away so she will add the Field Inspector to current emails so that the Commission is up to date.
- Mr. Rich outlines the proposed bidding and construction timeline for the project.
- A motion to grant the request for a continuance to the February 24, 2016 meeting is made by Mr. McDonough, seconded by Mr. Saal.
- Vote unanimous (Mr. Napoli recused)

Documents:

- *Letter Prepared by EcoTec, Inc. Peer Review dated January 27, 2016*
- *Letter Prepared by Graves Engineering, Inc. Hydrology & Hydraulics Peer Review dated January 26, 2016*
- *Letter prepared by Stantec Consulting Services, Inc. Response to Peer Review dated February 5, 2016*
- *Document: Crushed Aggregate Base Course pages P-209-1 through P-209-6*
- *Notice of Intent Plan dated November 2015, revised February 2016 pages 1 thru 24*

242-1674, 121 Millpond Townhomes (Property Management of Andover, Inc.) (Civil Design Consultants, Inc.) (cont. from 1/27/16)

- Andrew Street of Civil Design Consultants, Inc. is present.
- The Administrator reviews the changes to the plan including areas she has identified where mitigation would make sense.
- Mr. Street states that the newly identified wetland area has been added to the plan. He states the condominium association agrees that additional planting could serve as mitigation and several plantings have been added to the plan. Additional plantings could be discussed. Mr. Street presents the phasing plan.
- Mr. Napoli states he conducted a site visit with the Administrator and reviewed the new parking area as well as areas for mitigation planting.
- Mr. Mabon comments on the phasing plan and asks what the overall duration of the project will be.
- Mr. Street states approximately 1 month. He anticipates each phase will take about a week. Work on the conduits might make it longer.
- Mr. Mabon asks if the location of the conduits is known.
- Mr. Street states there will be new tie-ins for electrical and irrigation.
- The Administrator asks if any additional excavation is needed beyond the paved areas.
- Mr. Street states there is no additional excavation.
- Mr. Napoli states that subgrades would have to be checked by Engineer and certified.
- The Administrator states the applicant should provide a plant list and location of mitigation.
- A motion to grant the request for a continuance to the February 24, 2016 meeting is made by Mr. Mabon, seconded by Mr. Manzi.
- Vote unanimous.

Documents:

- *Letter prepared by Civil Design Consultants, Inc. supplemental information for the Millpond Townhomes Pavement Improvements dated February 4, 2016*
- *Construction Phasing Plan dated February 5, 2016 prepared by Civil Design Consultants, Inc.*
- *Millpond Townhomes Plan prepared by SEC Associates, Inc. dated January 14, 2016, revised February 5, 2016 Sheets C-1, C-2, C-3, C-4, C-5, D-1, D-2*

242- , Hillside Road (Lot 1) (Winslow Drive Realty Group, LLC) (Rimmer Environmental Consulting, LLC)

- The applicant Brian Boyle of Winslow Drive Realty Group, LLC and Mary Rimmer of Rimmer Environmental Consulting, LLC are present.
- The Administrator states the wetland line for this lot was previously approved under an ORAD.
- Ms. Rimmer presents the project to combine 3 separate lots into 2 single family home lots. All work will be outside the 25' No-Disturbance Zone. There is a mistake on the plan and green circles represent trees to remain not to be removed.
- Mr. Napoli states there needs to be a permanent barrier at the 25'.
- Mr. Boyle asks for clarification of what that means.
- Mr. Manzi states the commission's policy of establishing a permanent barrier, usually a wall, at the 25' NDZ with wetland makers on it. The stone wall is usually 2' x 2' dry-laid stones. A section could be left open to access the back trails. A management plan should be developed to memorialize future use of the pond.

- The Administrator shows where on plan a wall would be envisioned.
- Mr. Mabon states the limit of clearing/tree line would be good to monument. He states a permanent barrier is more critical on lot 2.
- Mr. Saal agrees with Mr. Mabon.
- Ms. Rimmer suggest she meet onsite with the Administrator.
- An abutter asks where on the stream the wall would be placed.
- Mr. Manzi explains the purpose of the wall at the 25' NDZ.
- Mr. Boyle asks about a fence and markers.
- The commission states their standard is a dry laid stone wall. The Administrator can provide a detail.
- Mr. Napoli states there could be some wiggle room with lot 1.
- Administrator states the applicant should show on the plan any proposed decks, a.c. units, generator pads, bulkheads, etc. Foundation drains and a dewatering detail should also be added.
- A motion to grant the request for a continuance to the February 24, 2016 meeting is made by Mr. Mabon, seconded by Mr. Manzi
- Vote 4 in favor (Mr. McDonough abstained – arrived late)

Documents:

- *Application Checklist-List Notice of Intent*
- *Signatures and Submittal Requirements*
- *NOI Wetland Fee Transmittal Form*
- *Copy of State and Town Check*
- *Notification to Abutters Form*
- *Certified Abutters List prepared by the North Andover Assessors Department dated January 28, 2016*
- *USGS Aerial Map Site Locus January 28, 2016*
- *Project Description*
- *Project Location*
- *Project Impacts and Mitigating Measures*
- *Notice of Intent Plan Lot 1 Site Plan prepared by ASB Design Group, LLC sheets C-1, C-2, C-3 dated January 28, 2016*
- *North Andover MIMAP Aerial Map prepared by the North Andover Conservation Department dated February 10, 2016*

242- , Hillside Road (Lot 2) (Winslow Drive Realty Group, LLC) (Rimmer Environmental Consulting, LLC)

- The applicant Brian Boyle of Winslow Drive Realty Group, LLC and Mary Rimmer of Rimmer Environmental are present.
- See minutes above.
- Mr. McDonough states he prefers the stonewall extend to the property line to protect the resource areas. He states a pathway to walk to the pond area could be allowed.
- Mr. Manzi agrees an access path could be allowed but no paver walkway can be constructed within that area. He also states more than a straw wattle is needed during construction. He agrees trenched silt fence should be added.

- The Administrator recommends annual mowing around the pond to maintain the habitat. She recommends the applicant have a management plan for the area.
- Mrs. Rimmer states she could provide more information on what species are using the pond and path area.
- Mr. McDonough states the 25-foot No-Disturbance zone is the most important area protecting the resource and must be permanently protected.
- A motion to grant the request for a continuance to the February 24, 2016 meeting is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

Documents:

- *Application Checklist-Notice of Intent*
- *WPA Form 3-Notice of Intent*
- *Signatures and Submittal Requirements*
- *NOI Wetland Fee Transmittal Form*
- *Copy of State and Town Check*
- *Notification to Abutters Form*
- *Certified Abutters List prepared by the North Andover Assessors Department dated January 28, 2016*
- *USGS Site Locus Map dated January 28, 2016*
- *Notice of Intent Site Plan Lot 2 prepared by ASB Design Group, LLC Sheets C-1, C-2, C-3 dated January 28, 2016, revised grading Plan dated February 4, 2016*

General Business

242-1169, COC Request, 2357 Turnpike Street (The Meadows) (Valley Realty Development)(GZA Environmental, Inc.) (cont. from 1/27/16) (Request to cont. to 2/24/16)

- A motion to grant the request for a continuance to the February 24, 2016 meeting is made by Mr. McDonough, seconded by Mr. Saal.
- Vote unanimous.

Document:

- *E/Mail prepared by Susan Mesiti of Real Estate Results, Inc. requesting a continuance to the February 24, 2016 meeting, dated February 4, 2016*

242-1447, COC Request, 2357 Turnpike Street (The Meadows) (Valley Realty Development)(cont. from 1/27/16) (Request to cont. to 2/24/16)

- A motion to grant the request for a continuance to the February 24, 2016 meeting is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

Document:

- *E/Mail prepared by Susan Mesiti of Real Estate Results, Inc. requesting a continuance to the February 24, 2016 meeting, dated February 4, 2016*

242-1620, COC Request, 179 Osgood Street (North Andover Historical Society) (TTI Environmental, Inc.) (cont. from 1/27/16)

- Administrator states the guardrail has been installed and presents a photo. Wetland markers have been purchased but need to be installed.
- A motion to issue the COC once the markers are in is made by Mr. McDonough, seconded by Mr. Mabon.
- Vote unanimous.
- **Documents:**
- *As-Built Plan prepared by TTI Environmental, Inc. As-Built Plan dated October 7, 2015 revised As-Built Plan showing guardrail dated February 10, 2016*
- *Photo prepared by the North Andover Conservation Department dated February 8, 2016*

Support Letter, Essex County Greenbelt CPA Request

- Administrator states she has drafted a support letter for the chairman to sign. The letter recommends support of a CPA proposal by Essex County Greenbelt to purchase a conservation restriction on a large farm on Dale Street. Public access would be part of the proposal and the town would co-hold the CR.
- There is discussion of where the funding would come from.
- Mr. Saal states the money is already collected as part of the CPA. The project would need to be approved at town meeting.
- Mr. Mabon states this is a sizeable parcel and contiguous with other open space. The preservation of rare species habitat hits another goal.
- Mr. Manzi states the property is part of an extensive wetland system that extends to the Winter Street swamp.
- Mr. McDonough points out that a portion of the property is in Boxford.
- A motion to authorize the chair to sign the letter of support for the CPA proposal by Essex County Greenbelt is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.
- **Documents:**
- *Letter of support of the Conservation Restriction prepared by the North Andover Conservation Department signed by Chairman dated February 10, 2016*
- *Project Description: Leonard Farm Conservation Restriction*
- *Conservation Values & Furthering North Andover's Open Space Goals.*
- *Aerial Mass GIS Map prepared by Greenbelt Essex County Land Trust dated February 1, 2016*

Enforcement Order

242-1559, 40 Sugarcane Lane (LaGrasse Family Realty Trust)

- A motion to grant the request for a continuance to the March 9, 2016 meeting is made by Mr. Manzi, seconded by Mr. McDonough.
- Vote unanimous.

A motion to adjourn the meeting at: 9:00PM is made by Mr. Manzi, seconded by Mr. McDonough.

Vote unanimous.